

PLAT DEVELOPMENT: HELPFUL REMINDERS

Rev 6/22

In reference to the Agreement for the PUD to construct electric line extension

The following (unless clearly defined as PUD responsibilities) are the Developer's responsibilities which must be completed by specified dates prior to the "Ready" date. These helpful reminders are presented in an abstract form from the Agreement for the PUD to construct electric line extension. This document shall not supercede the requirements as stipulated in the signed agreement.

Pre-Design and Design Stage

- Coordination of the project and has responsibility to check all designs for conflicts, errors and omissions.
- Provide all information for design purposes showing the location of all gas, water, sewer lines, sidewalks, curbs, gutters, ditches, fire hydrants, storm systems, signs, mailboxes, parking areas and any other utilities or facilities that might be buried in the platted area.
- Grant the PUD a ten (10) foot easement along both sides of all public and private roads and access tracks in the plat for future electrical underground facilities.
- Advise the PUD immediately if any changes occur in the plat that may affect the electrical distribution design. If such changes call for an electrical re-design, a delay in construction schedule and additional costs may result. There may be a possible delay of up to 12 weeks for re-design.
- Provide the PUD a copy of the plat project Critical Path Schedule identifying all major construction activities within the proposed plat and provide regular updates clearly identifying the changes in the critical path schedule. This schedule shall be submitted with the payment of fees.
- Sign the Grades and Stakes Form

Cost and Scheduling

- Work with the PUD's Plat Development Team (PDT) engineer to determine the optimum construction window for the project based on Developer need and crew availability prior to the PUD sending the quote letter.
- Sign the Contract and Agreement
- Following payment (depending on the size of the project), scheduling of PUD crews can take up to 16 weeks.

Pre-construction

- Establish all temporary lot stakes in their exact position on the property prior to the installation of underground facilities, including all point of curvature stakes and offset stakes (requires two per lot line). The PUD will not be responsible for preserving or replacing the property stakes during or after construction.
- To prevent construction delays, it is the Developer's responsibility to remove all obstructions (stacked lumber, mounds of dirt, construction shacks, vehicles, debris, etc.) from the immediate area prior to the PUD considering the project ready for construction.
- The Developer is responsible to mark out the location of all other utilities that are buried in the areas that the PUD will be installing facilities. These marks shall be visible during the pre-construction meeting and shall remain visible during PUD construction.
- Install all sewer and storm drain lot stubs 12'-15' onto each lot to clear utility easement area. All utilities crossing the 10' easement area need to be at 90 degrees to the easement area if possible. It is recommended that all stubs be located far enough from the property corners to allow for the phone, gas, cable TV, and electric facilities to be installed as shown on the "Typical Joint Trench Vault/Ped Layout." Ref: PUD construction drawings.

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Pre-construction (cont'd.)

- ❑ Establish final grades in the area of the ten (10) foot utility easement to enable the PUD to install the facilities at the proper depth. The easement area needs to be held as close to the final grade as possible, with a maximum slope of 5 to 1. Should there not be an area for spoils on the property side of the power trench, the spoils will be put in the road (the Developer will then be responsible for all necessary cleanup of the road).
- ❑ Provide a solid road base for PUD vehicles to access the development. The PUD may refuse to begin construction if the road and/or ten-foot easement area is too soft to provide a quality installation. The Developer may request in writing that the PUD installs the facilities under these abnormal conditions. If the PUD agrees to install electrical facilities under these abnormal conditions, the Developer shall be responsible for all extra costs including the cost of restoration. The Developer will be responsible for final grading and compaction.
- ❑ Provide existing soil compaction tests for the utility trench areas prior to the PUD installing electrical facilities (only necessary if the Developer requires +80% compaction by the PUD or PUD's contractor after the installation of electrical facilities). Developer is responsible for erosion control before and after the PUD's installation of electrical facilities.
- ❑ A ten-foot culvert with at least two feet of cover will be required at locations of crossings if there are swale ditches between the road and the property line.
- ❑ Provide a 2" diameter conduit 7' long under any sidewalk bordered by a planter strip. This conduit will be used to access street lighting locations in the planter. It is important to have a conduit under the sidewalk at all street light locations.
- ❑ The PUD will schedule road crossing pre-construction meeting (minimum of 5 working days) prior to the installation of road crossing construction.
- ❑ The PUD will schedule plat pre-construction meeting (minimum of 10 working days) prior to the ready date of the plat construction.
- ❑ Complete all the check list items as stipulated herein and in the Agreement prior to construction as defined in the Agreement duly signed by the PUD and the Developer/Customer.

Construction

- ❑ Make available unobstructed access to the work areas during the period that PUD construction activities will take place. These activities include, but are not limited to, paving and construction of curbs and sidewalks.
- ❑ Construction of road crossings installed by the Developer must be inspected by the PUD to ensure they meet the PUD Standards.
- ❑ PUD Project Leader will ask the Developer for intervention and action if "other" utilities are unnecessarily delaying PUD construction progress.